

ORDINANCE NO. C-17-72

AN ORDINANCE TO AMEND CHAPTER 151 ENTITLED
"SUBDIVISION PLATTING REGULATIONS"; TO
AMEND SECTION 151.01 (1); 151.01 (11); 151.01 (11)
TO ADD 151.01-12; TO AMEND 151.02 (a); 151.03(c);
151.06(4) of the 1966 GROVE CITY CODE OF ORDINANCES

WHEREAS, it is necessary to update and clarify Chapter 151 of
the 1966 Grove City Code of ordinances.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE
CITY OF GROVE CITY, STATE OF OHIO, THAT

SECTION 1. Section 151.01 (1) entitled "Subdivision" under
Section 151.01 entitled "Definitions" which reads:

(1) Subdivision: The division of any parcel of land shown as a unit or as
contiguous units on the last preceding tax roll, into two or more parcels,
sites, or lots, any one of which is less than five acres, for the purpose, whether
immediate or future, of the transfer of ownership; provided, however, that
the division or partition of land into parcels of more than five acres not in-
volving any new streets or easements of access, and the sale or exchange of
parcels between the adjoining lot owners where such sale or exchange does
not create additional building sites, shall be exempted. "Subdivision" shall
also be defined to include the improvement of one or more parcels of land for
residential, commercial, or industrial structures or groups of structures
involving the division or allocation of land for the opening, widening or
extension of any street or street, except private streets serving industrial
structures, the division or allocation of land as open spaces for common use
by owners, occupants or lease holders, or as easements for the extension and
maintenance of public sewer, water, storm drainage or other public facilities.

IS AMENDED TO READ:

- (1) Subdivision: A subdivision of land includes any one or more of the following:
- (a) An unimproved tract of land surveyed and divided into lots for the
purpose of sale, or
 - (b) A division of land into two or more lots, tracts, sites or parcels,
either one being less than three (3) acres, or
 - (c) The dedication of a road, street or highway through any area regard-
less of size, or
 - (d) A re-subdivision of a vacated former subdivision divided into lots,
tracts, sites or parcels, or
 - (e) All developments requiring access to public streets, excluding one
single or one two-family dwelling on an individual parcel of land.

SECTION 2. Section 151.01 (11) entitled "Street" which reads:

(11) Street: For the purpose of these regulations, any avenue, boulevard,
road, lane, parkway, or other way for vehicular and pedestrian traffic shown upon
a plat which has been duly approved, filed and recorded in the office of the
County Recorder, shall be known as a street. It includes the land between the
street boundary lines whether improved or unimproved. Street shall be classified
as follows:

IS AMENDED TO READ:

(11) Street: For the purpose of these regulations, any avenue, boulevard, road, lane, parkway, or other way for vehicular and pedestrian traffic shown, excluding driveways into single or two family dwellings or access to commercial or business establishments and their parking facilities shall be known as a street. It includes the land between the street boundary lines whether improved or unimproved. Streets shall be classified as follows:.

SECTION 3. Section 151.01 (11) is hereby amended to include sub-paragraph 11 which shall read:

11. Public Street: A strip of land providing access to abutting property as dedicated upon a plat which has been duly approved, filed and recorded in the office of the County Recorder.

SECTION 4. Section 151.01 (12) entitled "Street line" which reads:

(12) Street Line: The boundary line (sometimes referred to as the property line) between a lot and the area dedicated or otherwise acquired by the city for street purposes.

IS AMENDED TO READ:

(12) Street line: The boundary line (sometimes referred to as the property line) between a lot and the area dedicated or otherwise acquired by the city for street purposes, otherwise known as dedicated right-of-way.

SECTION 5. Section 151.02 (a) under "subdivision requirements" which reads:

(a) A proposed subdivision and its ultimate use shall be in the best interests of the public welfare and the orderly neighborhood development of the area, and shall also conform to the zoning regulations affecting the area in which the subdivision is located and all buildings constructed shall be in accordance with the Building Code.

IS AMENDED TO READ:

(a) A proposed subdivision and its ultimate use shall be in the best interests of the public welfare and the orderly neighborhood development of the area, make provisions for the future land development involving all street and utility extensions, and shall also conform to the zoning regulations affecting the area in which the subdivision is located and all buildings constructed shall be in accordance with the Building Code and all street and utility design and construction, public or private, shall meet the requirements of Chapters 151 and 152 of the City of Grove City Code of Ordinances.

SECTION 6. Section 151.03 (c) under the title of "Subdivision Standards" which reads: Minimum pavement widths between face of curb shall be as follows: (1) Primary: 60 ft.; (2) Secondary: 38 ft.; (3) Residential: 32ft.; and (4) Industrial: 32ft.

IS AMENDED TO READ:

(c) Minimum pavement widths between face to face of curbs shall be as follows: (1) Primary: 60 ft.; (2) Secondary: 38 ft.; (3) Residential: 32ft.; and (4) Industrial: 32 ft.; (4a) Private Residential and Industrial: 26ft.

SECTION 7. Section 151.06 (4) under "Required Improvements" which reads:

(4) Sidewalks shall be provided on both sides of all of the streets in each subdivision

IS AMENDED TO READ:

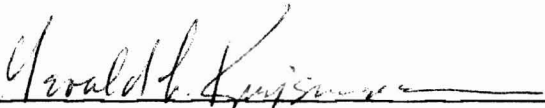
(4) Sidewalks shall be provided on both sides of all public streets in each subdivision.


SECTION 8. This ordinance shall take effect and be in force at the earliest opportunity allowed by law.

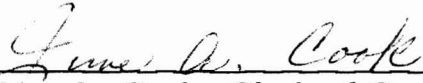
Submitted: 3/6/72

Passed: 4/3/72

Effective: 5/3/72


Gerald L. Kingsmore, President of Council


Michael T. Brandt, Mayor


June A. Cook, Clerk of Council

I Certify that this ordinance is correct as to form:


Ronald E. Plymale, Director of Law